

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JANUARY 20, 2010 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Rice, Chair called the meeting to order and Mr. Thum established the presence of a quorum.

Present: Bryan Rice, Chair
William Seitz, Vice Chair
Ryan Thum, Secretary
Frank Lau, Member
Robert Miller, Member
John Tuttle, Member
Walt Haynes, Member
Malvin Wells, Member
John Muffo, Board of Supervisors Liaison
Steve Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Jamie MacLean, Development Planner

Absent: David Moore, Member
Brea Hopkins, Zoning Technician

PUBLIC ADDRESS:

Mr. Rice opened the public address session; however, since no members of the public were present to speak the session was closed.

APPROVAL OF AGENDA:

Mr. Rice stated that discussion of budget reductions for FY2010-2011 would be added under work session.

On a motion by Mr. Seitz, seconded by Mr. Thum, and unanimously carried the agenda was approved as amended.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Thum, seconded by Mr. Setiz and unanimously carried the consent agenda was approved.

OLD BUSINESS:

None.

NEW BUSINESS:

Presentation of 2009 Annual Report:

Mr. Sandy presented the 2009 annual report to the planning commission members. He reviewed larger projects that were completed during the year.

Mr. Sandy explained the process and completion of the FEMA flood map revisions. He further explained that citizens whose property lied within a flood zone before and after the revisions were notified by letter and invited to attend one of three public meetings to discuss the map changes.

Mr. Sandy discussed the continued work that is being done with the Land Development Office (LDO) software. Much of the customization has been completed in-house; however, a consultant is working with staff for technical revisions and enhancements. A technology fee was added to all permit/applications a few years ago and the revenue from that fee is used toward changes and enhancements to the software system.

Mr. Sandy stated he had been working with the Virginia Association of Counties (VACO) on a pipeline safety plan that can be used by localities for land use planning around pipelines. A grant was received to increase Montgomery County's pipeline preparedness. A table-top simulation exercise was held with emergency service personnel.

Mr. Sandy discussed other projects completed by staff such as ordinance amendments and various work on committees.

Mr. Sandy then reviewed the rezoning and special use permits for the year, as well as subdivision activity. He explained that major subdivision activity is down from previous years due in part to recent economic circumstances; however there have not been a large decrease in the number of boundary line adjustments, minor subdivisions, and family subdivisions being processed.

Mr. Sandy extended the invitation for additions and edits and if we hear none we will present to the BOS and BZA at a future date.

Mr. Seitz asked who maintains the website.

Mr. Sandy stated the planning page is maintained by planning staff members and the main county web site is maintained by the Public Information Department. If there are questions or changes they should be directed to planning staff.

Mr. Miller stated he was pleased with the content and appearance of the report.

Mr. Seitz stated the report doesn't show the number of times a request was tabled for more information.

Mr. Sandy commented that the report has not typically contained that information.

WORKSESSION:

On a motion by Mr. Seitz, seconded by Mr. Thum and unanimously carried the planning commission entered into work session.

2010 Work Program Discussion

Mr. Sandy reviewed goals for the 2010 work program. Examples of projects include: continued customization of LDO, Urban Development Areas, zoning and subdivision ordinance amendments, 911 regional systems, and general reassessment. Staff will continue to work on daily activities.

Budget Reductions for FY 2010-2011

Mr. Sandy spoke about the Governors' revised budget for the state of Virginia. The new governor hasn't changed anything with the budget as of this time. He discussed some of the budgetary problems

facing the county and presented a power point presentation that was presented to the Board of Supervisors.

Mr. Muffo explained that the state mandates that the county provide certain services; however, the local government is forced to subsidize the services if the state does not provide funding. For example, to cover \$4.2 million of the funds that will not be received from the state, a 6 cent increase on the real estate tax rate would be required. Given these figures there will likely be a reduction in local services.

Mr. Sandy stated that including the state budget cuts for the school system there is approximately a \$10 million shortfall in the county budget.

Mr. Miller noted that Montgomery County schools have exceeded the state's standards; however, they will be forced to move closer toward the state standards with the proposed cuts. This will yield larger class sizes.

On a motion by Mr. Seitz, seconded by Mr. Thum and unanimously carried the work session was closed.

LIAISON REPORTS:

Board of Supervisors

Mr. Muffo stated he would continue to be the Planning Commission liaison. The Board is having a local retreat this weekend.

Agriculture & Forestal District

No report.

Blacksburg Planning Commission

No report.

Christiansburg Planning Commission

Mr. Rice stated that the Christiansburg Planning Commission rezoned a lot on Roanoke Street to Industrial and rezoned part of the Harkrader Farm from Residential (R1) to Residential (R3). They are also looking into historical overlays to determine if they are wanted or needed within the town. A proposed tower on Palmer Street did not meet the setback requirements so the applicants will need to apply to the Board of Zoning Appeals (BZA) for a Variance.

Economic Development Committee

No report.

Public Service Authority

Mr. Wells stated he had attended the December and January meetings of the PSA. At the December meeting there was discussion regarding a water line break in the Town of Christiansburg and the effect it had on the County. During the January meeting Mr. Fronk discussed his intent to apply for the Christiansburg Planning Commission.

Parks & Recreation

No report.

Radford Planning Commission

Mr. Miller stated that the Radford Planning Commission met January 19, 2010. They are working toward developing an urban farming ordinance for goats and chickens. They also discussed the prospect of using wind mills for power.

School Board

Mr. Seitz stated he had attended the December and January meetings of the School Board. There was discussion regarding school facilities, including a possible renovation to the Auburn schools. Regarding the old Blacksburg middle school, the board passed a resolution declaring the property as surplus. If the Board of Supervisors allows the school board to keep the revenue from sales of the middle school they will use it toward payment of debts. A new superintendent was appointed and will start in March. Additionally, the school board discussed that there are some historic buildings on Auburn school site, the cannery and a log cabin may be declared historical structures, and the school board is looking into possible preservation and declaration of the sites. The budget developed by staff included a reduction of \$5.5 million, however that is only an estimate at this point.

Transportation Safety Committee

Mr. Wells stated that the committee discussed transportation issues relating to the snow storm. He noted that some stranded motorists were picked up by Elliston Fire Department members in all terrain vehicles and taken to a shelter. The Elliston Fire Department served as a shelter during the storm and provided shelter for 15-19 people.

Planning Director's Report

No report.

There being no further business, the meeting was adjourned at 8:11 pm.